

LOWELL PLAN COMMISSION MEETING

March 14th, 2019

President Eric Newell called the meeting to order at 7:00pm. The Pledge of Allegiance was recited and a moment of silence was held. Recording Secretary Dianna Cade called the roll. Members answering the roll call were, Will Farrellbegg, Chris Salatas, LeAnn Angerman., Ryan Thiel and Jim Konradi. Edgar Corns was absent. Also, present was Jeff Sheridan, Town Manager

APPROVAL OF MINUTES:

Mr. Farrellbegg made a motion to approve the minutes from February 21st, 2019, seconded by Mr. Salatas and carried with a voice vote of all ayes.

NEW BUSINESS:

PC #19-003 – Heritage Falls Phase 4 - application to request a zone change from R2 single family to R3 two family. Petition has been filed by Providence Homes at Regency Inc, 700 Springer Dr. Lombard, IL 60148. This is for property located at approx. partial northwest corner of 173rd Ave. and Cline Ave., in the Heritage Falls Subdivision, Parcel # 45-19-15-451-001.000-038.

Mr. Sheridan stated per direction of the Town's legal counsel he is asking for a motion to open the public hearing.

Mr. Saltas made a motion to open the public hearing, seconded by Mr. Thiele and carried with a voice vote of all ayes.

Mr. Sheridan stated the Town has received correspondence from the Attorney for their client Providence Homes at Regency , Inc. and KM&N Properties LLC. He stated the subject of this correspondence is the petition for re-zoning of property from R2-R3.

He read the following memo from these entities:

On behalf of the above-designated entities, we hereby withdraw our Peition for a change of zone from R2-R3 for the approximately thirty-two (32) acres of undeveloped property in Heritage Falls Subdivison. Please remove us from the Plan Commission Agenda as we have formally withdrawn our petition.

Mr. Sheridan stated that he is suggesting per direction of legal counsel to call for a motion to close the public hearing.

Mr. Farellbegg made a motion to close the public hearing, seconded by Mr. Salatas and carried with a voice vote of all ayes.

PC 19-004 – ZONING ORDIANCE UPDATES

Amendments to Chapter 155: Land use and development code; subdivision code: To

update, but not limited to, basic provisions, zoning districts, land use matrix, development standards, sign standards, site design standards, nonconforming structures, lots, and uses, subdivision control code, and site plan review.

Mr. Sheridan stated that staff is recommending to the Plan Commission to table this item. Legal Counsel is ill tonight and not able to attend, some of the items have been previously discussed at the Plan Commission however, in light of the recent vacancy of the Director of Planning he would like to have it tabled.

Mr. Farrellbegg made a motion to table this item until the next meeting, seconded by Mr. Thiele and carried with a voice vote of all ayes.

ANNOUNCEMENTS:

Mr. Newell stated that the next regularly scheduled meeting will be on April 11th, 2019 at 7pm.

PUBLIC COMMENTS: NONE

ADJOURNMENT:

With no further comments or questions, Mr. Thiele made a motion to adjourn the meeting at 7:05pm, seconded by Mr. Farrellbegg and carried by a voice vote.

Eric Newell, President

LeAnn Angerman, Secretary